



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	141°14'10\"	50.00'	123.64'	N46°30'18\"E	94.48'
C2	141°43'58\"	50.00'	123.69'	S43°28'14\"E	94.48'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S55°36'21\"W	14.14'
L2	N79°23'39\"W	115.00'
L3	N34°23'39\"W	14.14'
L4	N10°36'21\"E	25.37'
L5	N01°33'15\"E	18.73'
L6	N88°29'42\"W	105.00'
L7	N43°29'42\"W	14.14'
L8	N01°30'18\"E	10.00'
L9	N88°29'42\"W	50.00'
L10	S01°30'18\"W	10.00'
L11	S46°30'18\"W	14.14'
L12	N88°29'42\"W	119.82'
L13	N88°29'42\"W	9.82'
L14	N43°29'39\"W	28.28'
L15	S46°30'18\"W	14.14'
L16	N43°28'14\"W	14.14'
L17	S43°30'22\"E	28.29'
L18	S46°31'46\"W	28.30'

#### OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD. is the owner of a tract of land situated in the W. Johnson Survey, Abstract No. 476, Collin County, Texas, and being a portion of a called 171.991 acre tract of land described in a deed to Lennar Homes of Texas Land & Construction, LTD, according to the document filed of record in Instrument No. 20181211001503350 of the Deed Records of Collin County, Texas (D.R.C.C.T.), and being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod with plastic cap stamped "KHA" set in the east line of County Road 437 for the most westerly northwest corner of this tract from which a 1/2" iron rod with plastic cap stamped GEER 4117 found for the most westerly northwest corner of said Lennar tract bears North 1°30'24" East, 33.07 feet;

**THENCE** North 50°37'09" East, a distance of 80.74 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** South 88°39'25" East, a distance of 761.36 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** South 43°32'15" East, a distance of 28.23 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** North 1°34'55" West, a distance of 318.90 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 9°01'26", a radius of 1500.00 feet, a chord bearing and distance of South 6°05'38" West, 236.00 feet;

**THENCE** in a southwesterly direction, with said curve to the right, an arc distance of 236.25 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** South 10°36'21" West, a distance of 49.13 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** South 55°36'21" West, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** North 79°23'39" West, a distance of 115.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** North 34°23'39" West, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** North 10°36'21" East, a distance of 25.37 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the left having a central angle of 9°03'07", a radius of 1625.00 feet, a chord bearing and distance of North 6°04'48" East, 256.46 feet;

**THENCE** with said curve to the left, an arc distance of 256.72 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** North 1°33'15" East, a distance of 18.73 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** North 88°29'30" West, a distance of 391.67 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** South 1°30'18" West, a distance of 10.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** North 88°29'42" West, a distance of 105.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** North 43°29'42" West, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** North 1°30'18" East, a distance of 10.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** North 88°29'42" West, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** South 1°30'18" West, a distance of 10.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** South 46°30'18" West, a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** North 88°29'42" West, a distance of 119.82 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** North 43°29'39" West, a distance of 28.28 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in the east line of the above mentioned County Road for corner;

**THENCE** North 1°30'24" East, with said east line, a distance of 636.80 feet to the **POINT OF BEGINNING** and containing 9.704 acres or 422,720 square feet of land, more or less.

#### OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §  
COUNTY OF COLLIN §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD., acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein described tract as Block A Lots 1X-HOA, 1-32 and Block B Lots 11-26; **BRIDGEWATER, PHASE 3A**, an addition to Collin County, Texas, and do hereby dedicate to the public use, including the use by the City of Princeton and Culleoka Water Supply Corporation, forever, the streets and easements shown thereon. **LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD** does hereby certify the following:

- The streets and rights of ways are dedicated to the public for street purposes and the City of Princeton, Texas for sanitary sewer purposes. Collin County Municipal Utility District No. 2 (the "District") will maintain the streets, sidewalks, barrier free ramps, signage, and striping within the rights-of-way.
- The easements and public use areas, as shown are dedicated for the public use, including specifically for Collin County, City of Princeton, and Culleoka Water Supply Corporation, forever for the purposes indicated on the plat.
- No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by Collin County.
- Collin County, City of Princeton, and Culleoka Water Supply Corporation are not responsible for replacing any improvements in, under or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public and Collin County and subject to offset specifications for any existing utilities.
- Collin County, City of Princeton, Culleoka Water Supply Corporation, and public utilities shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growth which may in any way endanger or interfere with construction, maintenance, or efficiency of their respective systems in the easements.
- Collin County, City of Princeton, Culleoka Water Supply Corporation, and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone. Repair and replacement of street pavement shall be the responsibility of the Developer or District, unless and except, repairs or replacement of a public utility results in pavement removal in which instance the pavement replacement shall be the sole responsibility of the public utility's owner.
- The homeowner is responsible for the lateral to the right-of-way line. The District is responsible for the lateral from the right-of-way line to the sanitary sewer main.

Witness, my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD.**  
a Texas limited liability company

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on \_\_\_\_\_, 2020, by \_\_\_\_\_ of **LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD.**, a Texas limited liability company, on behalf of the limited liability company.

Notary Public, State of Texas

#### NOTES:

- All corners are 5/8 inch iron rods with red plastic caps stamped "KHA" unless otherwise noted.
- Bearing system for this survey is based upon NAD 83-Texas North Central Zone, Horizontal Adjustment to NAD 83 (1993). To convert the Surface distances to Grid values, multiply the distances by a Combined Scale Factor of 0.9998800144.
- All common areas are to be owned and maintained by the Property Owner's Association.
- FLOOD STATEMENT:** According to Community Panel No. 48085C0410J dated June 02, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "Non-Shaded X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
- The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by individual owners of the lot or lots that are traversed by or adjacent to the drainage course along or across said lots.
- Collin County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion in said drainage ways.
- Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- Collin County permits are required for building construction.
- All private driveway tie-ins to a county maintained roadway must be even with the existing driving surface.
- All surface drainage easements shall be kept clear of fences, buildings, foundations and plantings, and other obstructions to the operation and maintenance of the drainage facility.
- The sanitary sewer system shall be owned, operated and maintained by the City of Princeton after the two-year maintenance period ends.
- The homeowner is responsible for the lateral to the right-of-way line. The District is responsible for the lateral from the right-of-way line to the sanitary sewer main.
- Mail boxes shall meet USPS specifications.
- The streets, including street signs, street lights, and sidewalks, within Bridgewater Phase 3A will be maintained by Collin County Municipal District Number 2.

#### SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Sean Patton, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

Sean Patton  
Registered Professional Land Surveyor No. 5660  
Kimley-Horn and Associates, Inc.  
400 N. Oklahoma Drive, Suite 105  
Celina, Texas 75009  
Phone: 469-501-2200

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Sean Patton, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public, State of Texas

